

Lodge at Lionshead I

Financial Report

April 30, 2016



Lodge at Lionshead I
(A Colorado Non-Profit Corporation)
April 30, 2016

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

**To the Board of Directors
Vail Lionshead Condominium Association, Phase I
Vail, Colorado**

We have reviewed the accompanying balance sheets of Vail Lionshead Condominium Association, Phase I (the "Association"), a Colorado non-profit corporation, as of April 30, 2016, and the related statements of revenues, expenses and changes in equity, and cash flows for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of the Association's management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such opinion. The prior year summarized information has been derived from the Association's fiscal year 2015 financial statements and, in our report dated June 18, 2015, we stated that based on our procedures, we are not aware of any material modifications that should be made to those financial statements in order for them to be in conformity with U.S. generally accepted accounting principles.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. generally accepted accounting principles and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with U.S. generally accepted accounting principles.

Our review was made for the purpose of expressing a conclusion that there are no material modifications that should be made to the financial statements in order for them to be in conformity with U.S. generally accepted accounting principles. The information included in the accompanying supplemental schedules on pages 10-11 is presented only for the purposes of additional analysis. Such information (except the Association's budget, which was compiled from information that is the representation of management, without audit or review, and on which we do not express an opinion or provide any assurance) has been subjected to the inquiry and analytical procedures applied in the review of the basic financial statements, and we are not aware of any material modifications that should be made to it.

The supplementary Schedule of Future Major Repairs and Replacements on page 12 is not a required part of the basic financial statements, but is supplementary information required by U.S. generally accepted accounting principles. We have compiled the supplementary information from information that is the representation of management the Association, without audit or review. Accordingly, we do not express an opinion or any other form of assurance on the supplementary information.

**McMahan and Associates, L.L.C.
June 30, 2016**

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Lodge at Lionshead I
(A Colorado Non-Profit Corporation)
Balance Sheets
April 30, 2016
(With Comparative Totals for 2015)

| | 2016 | | | 2015 |
|-------------------------------------|-----------------------|-------------------------|----------------|----------------|
| | Operating Fund | Replacement Fund | Total | Total |
| Assets: | | | | |
| Current Assets: | | | | |
| Cash in bank | 95,329 | 434,228 | 529,557 | 581,012 |
| Accounts receivable | 53,940 | - | 53,940 | 45,244 |
| Prepaid expenses | 15,220 | - | 15,220 | - |
| Due (to) from other fund | (50,593) | 50,593 | - | - |
| Total Current Assets | 113,896 | 484,821 | 598,717 | 626,256 |
| Fixed Assets: | | | | |
| Condominium Unit C-3 | 14,530 | - | 14,530 | 14,530 |
| Condominium Unit 290 | 27,210 | - | 27,210 | 27,210 |
| Accumulated depreciation | (31,455) | - | (31,455) | (30,411) |
| Net Fixed Assets | 10,285 | - | 10,285 | 11,329 |
| Total Assets | 124,181 | 484,821 | 609,002 | 637,585 |
| Liabilities and Equity: | | | | |
| Liabilities: | | | | |
| Current Liabilities: | | | | |
| Accounts payable | 8,241 | - | 8,241 | 12,834 |
| Deferred assessments | 75,106 | - | 75,106 | 74,209 |
| Total Current Liabilities | 83,347 | - | 83,347 | 87,043 |
| Equity: | | | | |
| Working capital | 15,424 | - | 15,424 | 15,424 |
| Fund balances | 25,410 | 484,821 | 510,231 | 535,118 |
| Total Equity | 40,834 | 484,821 | 525,655 | 550,542 |
| Total Liabilities and Equity | 124,181 | 484,821 | 609,002 | 637,585 |

See accompanying notes and Independent Accountant's Review Report.

Lodge at Lionshead I
(A Colorado Non-Profit Corporation)
Statement of Revenues, Expenses and Changes in Fund Balances
For the Year Ended April 30, 2016
(With Comparative Totals for 2015)

| | 2016 | | 2015 | |
|--|---------------------------|-----------------------------|-----------------|----------------|
| | Operating Fund | Replacement Fund | Total | Total |
| Revenues: | | | | |
| Common assessment | 196,621 | 104,636 | 301,257 | 297,670 |
| Special assessment | - | 293,488 | 293,488 | - |
| Insurance proceeds | - | 29,274 | 29,274 | 112,500 |
| Miscellaneous | 201 | - | 201 | 216 |
| Interest income | - | 5,016 | 5,016 | 4,614 |
| Total Revenues | 196,822 | 432,414 | 629,236 | 415,000 |
| Expenses: | | | | |
| Building maintenance | 14,384 | - | 14,384 | 14,531 |
| Cable television | 12,742 | - | 12,742 | 12,375 |
| C-3 expenses | 5,102 | - | 5,102 | 4,052 |
| Common cleaning | 6,912 | - | 6,912 | 7,997 |
| Depreciation | 1,044 | - | 1,044 | 1,044 |
| Electricity | 13,160 | - | 13,160 | 13,162 |
| Employee Housing Costs | 1,798 | - | 1,798 | 3,816 |
| Fire Alarm/Sprinkler Test & Inspect | 2,985 | - | 2,985 | 2,860 |
| Gas - House meter | 8,877 | - | 8,877 | 11,221 |
| Gas - Pools, Site & Driveway | 8,755 | - | 8,755 | 12,353 |
| Insurance | 14,651 | - | 14,651 | 14,702 |
| Landscape maintenance | 7,063 | - | 7,063 | 8,338 |
| Management fee | 28,931 | - | 28,931 | 28,931 |
| Meeting expense | 1,333 | - | 1,333 | 1,192 |
| Internet service | 1,420 | - | 1,420 | 1,986 |
| Office | 913 | - | 913 | 778 |
| Professional fees | 3,985 | - | 3,985 | 3,680 |
| Maintenance man | 28,689 | - | 28,689 | 26,951 |
| Pool maintenance | 4,649 | - | 4,649 | 5,119 |
| Snow removal | 753 | - | 753 | 2,658 |
| Trash removal | 4,728 | - | 4,728 | 4,526 |
| Water and sewer | 11,694 | - | 11,694 | 10,194 |
| Replacement expenses | - | 469,555 | 469,555 | 89,742 |
| Total expenses | 184,568 | 469,555 | 654,123 | 282,208 |
| Excess (Deficiency) of Revenues Over Expenses | 12,254 | (37,141) | (24,887) | 132,792 |
| Beginning Fund Balances | 13,156 | 521,962 | 535,118 | 402,326 |
| Ending Fund Balances | 25,410 | 484,821 | 510,231 | 535,118 |

See accompanying notes and Independent Accountant's Review Report.

Vail Lionshead Condominium Association, Phase I
(A Colorado Non-Profit Corporation)
Statements of Cash Flows
For the Year Ended April 30, 2016
(With Comparative Totals for 2015)

| | 2016 | | | 2015 |
|---|-----------------------|-------------------------|------------------------|-----------------------|
| | Operating Fund | Replacement Fund | Total | Total |
| Cash Flows from Operating Activities: | | | | |
| Cash received from owners | 188,821 | 398,124 | 586,945 | 303,130 |
| Cash received from interest | - | 5,016 | 5,016 | 4,614 |
| Other cash received | 201 | 29,274 | 29,475 | 112,716 |
| Transfers | 11,794 | (11,794) | - | - |
| Cash paid for goods and services | (203,336) | (469,555) | (672,891) | (283,883) |
| Net Cash Provided (Used) by Operating Activities | <u>(2,520)</u> | <u>(48,935)</u> | <u>(51,455)</u> | <u>136,577</u> |
| Net Increase (Decrease) in Cash and Cash Equivalents | (2,520) | (48,935) | (51,455) | 136,577 |
| Net Cash and Cash Equivalents - Beginning of Year | <u>97,849</u> | <u>483,163</u> | <u>581,012</u> | <u>444,435</u> |
| Net Cash and Cash Equivalents - End of Year | <u><u>95,329</u></u> | <u><u>434,228</u></u> | <u><u>529,557</u></u> | <u><u>581,012</u></u> |
| Reconciliation of Excess (Deficiency) of Revenues Over Expenses to Net Cash Provided (Used) by Operating Activities: | | | | |
| Excess (deficiency) of revenues over expenses | <u>12,254</u> | <u>(37,141)</u> | <u>(24,887)</u> | <u>132,792</u> |
| Adjustments to reconcile: | | | | |
| Depreciation | 1,044 | - | 1,044 | 1,044 |
| (Increase) decrease in accounts receivable | (8,693) | - | (8,693) | 4,162 |
| (Increase) decrease in prepaid expenses | (15,220) | - | (15,220) | - |
| Transfers | 11,794 | (11,794) | - | - |
| Increase (decrease) in accounts payable | (4,595) | - | (4,595) | (2,722) |
| Increase (decrease) in deferred assessments | 896 | - | 896 | 1,301 |
| Total Adjustments | <u>(14,774)</u> | <u>(11,794)</u> | <u>(26,568)</u> | <u>3,785</u> |
| Net Cash Provided (Used) by Operating Activities | <u><u>(2,520)</u></u> | <u><u>(48,935)</u></u> | <u><u>(51,455)</u></u> | <u><u>136,577</u></u> |

See accompanying notes and Independent Accountant's Review Report.

Lodge at Lionshead I
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
April 30, 2016

1. Organization

Lodge at Lionshead I ("Association") is a statutory condominium association organized as a not-for-profit corporation in the State of Colorado for the purposes of maintaining and preserving the common property. The Condominium Declarations are dated November 30, 1970. The Association began operations in 1971. The Association consists of eighteen (18) units and is located in Vail, Colorado.

2. Summary of Significant Accounting Policies

A. Basis of Accounting

The financial statements are prepared on the accrual basis of accounting which recognizes revenues when incurred or assessed, and expenses when incurred.

B. Fund Accounting

The Association uses the fund method of accounting, which requires that funds, such as the operating fund and funds for future major repairs and replacements, be classified separately for accounting and reporting purposes.

Fund accounting is helpful in segregating funds having restrictions on their use. Disbursements from the Operating Fund are generally at the discretion of the Board of Managers of the Association and the Association's managing agent. Disbursements from the Replacement Fund may be made only for their designated purposes.

C. Cash Equivalents

The Association considers all checking, money market, savings accounts, and certificate of deposits to be cash equivalents for the purpose of the Statements of Cash Flow, since all such funds are highly liquid.

D. Interest Allocation

All interest earned during the year has been allocated to the Replacement Fund.

E. Recognition of Assets

Real and personal property acquired by the Association is recognized on the Association's financial statements as capitalized fixed assets and is recorded at cost. The property is depreciated over its estimated useful life (40 years for condominium units) using the straight-line method of depreciation.

Real property and common areas acquired by the original homeowners is not recognized on the financial statements of the Association because it is commonly owned by the individual unit owners and its disposition by the Board is restricted.

F. Allowance for Uncollectible Amounts

The Association utilizes the allowance method to recognize the uncollectibility of assessments receivable from owners. No allowance for bad debt was recorded at April 30, 2016 since all receivables were considered collectible.

Lodge at Lionshead I
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
April 30, 2016
(Continued)

2. Summary of Significant Accounting Policies (continued)

G. Deferred Assessments

The Association bills owners for quarterly assessments in advance. The deferred assessments represent payments received for the quarter beginning May 1, 2016.

H. Working Capital

According to the Declarations of the Association, each owner is required to pay two months of common assessments as working capital. The assessment is refunded when a unit is sold and the new unit owner is assessed for working capital.

I. Common Assessments

Common assessments are the primary source of funding for the Association. The Board, together with the Association's managing agent, prepares an annual budget to estimate the annual expenses of maintaining the Association's common elements.

On a quarterly basis, members of the Association are assessed for their pro-rata share of these estimated expenses. Since the Association is designed only to operate as a conduit to collect assessments and pay operating expenses on behalf of members, any excess or deficiency of revenues over expenses is repaid to, or recovered from, the members in a subsequent period by reducing or increasing assessments, or, with approval of the Association's membership, transferred to the Replacement Fund.

J. Income Taxes

While the Association has been organized under Colorado non-profit statutes as a corporation without capital stock or shareholders, the Association is not a tax-exempt organization. Consequently, the Association is subject to Federal and state income taxes on net income derived from investments and other non-membership sources. The Federal income tax returns of the Association are subject to examination by the Internal Revenue Service and Colorado Department of Revenue. The Company is no longer subject to examination for tax years prior to 2012.

K. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

L. Comparative Information

The financial statements include certain prior year comparative information in total but not by fund class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Association's financial statements for the year ended April 30, 2015, from which the comparative totals were derived.

Lodge at Lionshead I
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
April 30, 2016
(Continued)

3. Fixed Assets

On August 1, 1978, the Association purchased a 37% interest in the office space known as condominium Unit C-3, in The Lodge at Lionshead. The total purchase price was \$38,500. The Association's share of the cost was \$14,530. At April 30, 2016, the assessed value for this unit was \$214,180, per the Eagle County Treasurer.

On April 10, 1990, the Association purchased a 37% interest in an employee housing unit known as condominium Unit 290, in The Lodge at Lionshead. The total purchase price was \$73,000 and the Association's share of the cost was \$27,210. At April 30, 2016, the assessed value for this unit was \$399,310, per the Eagle County Treasurer.

The units are being depreciated over their estimated useful life of forty years. Depreciation expense for the year ended April 30, 2016, was \$1,044.

During fiscal year 2008, the Association undertook a major renovation to the property, which included the condominium units owned by the Association. The Association elected not to increase the value of the units for the renovations undertaken.

4. Management Contract and Related Party Transactions

1. Managing Agent

The Association entered into an agreement with Peak Resort Services, Inc. ("Peak Resort"), to act as the Association's managing agent. The term of this contract is from May 1, 2013 through April 30, 2016. The contract includes a monthly management fee of \$2,411 for services to maintain and upkeep the common elements of the Association and a project supervision fee of 5% of total actual expenditures on all capital replacement projects approved at annual homeowners meetings. Peak Resort has been the managing agent for the Lodge at Lionshead Associations since 1983.

The Association incurred the following expenses to Peak Resort for the year ended:

| | |
|----------------------|-----------|
| Building Maintenance | \$ 10,227 |
| Common Area Cleaning | 5,691 |
| Lawn Care | 4,993 |
| Maintenance Man | 28,689 |
| Management Fee | 28,931 |
| Miscellaneous | 584 |
| Project Supervision | 2,399 |
| Pool Maintenance | 2,956 |
| Snow Removal | 753 |
| | \$ 85,223 |

At April 30, 2016, the Association owed the Peak Resort \$4,342 for services rendered under the terms of this agreement.

Lodge at Lionshead I
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
April 30, 2016
(Continued)

4. Management Contract and Related Party Transactions (continued)

2. Cost Sharing and Related Associations

The Association is located adjacent to Lionshead Phase II and Phase III condominium associations. Common expenses are shared between the associations and Management Company as follows:

| | <u>Phase I</u> | <u>Phase II</u> | <u>Phase III</u> | <u>Management Company</u> | <u>Total</u> |
|-------------------------------|----------------|-----------------|------------------|---------------------------|--------------|
| Front driveway | 60% | 40% | - | - | 100% |
| Pool | 50% | 50% | - | - | 100% |
| Lawn/landscaping | 50% | 50% | - | - | 100% |
| Snow removal (labor) | 50% | 50% | - | - | 100% |
| Spa | 50% | 50% | - | - | 100% |
| General use - Maintenance man | 37% | 37% | 26% | - | 100% |
| Equipment/supplies/tools | 37% | 37% | 26% | - | 100% |
| Unit #290 | 37% | 37% | 20% | 6% | 100% |
| Unit #C-3 | 37% | 37% | 26% | - | 100% |
| Fitness Center | 37% | 37% | 26% | - | 100% |

5. Cash and Cash Equivalents

The Association currently has a portion of its investments held in certificates of deposit. The certificates have the following maturity dates:

| <u>Institution</u> | <u>Amount</u> | <u>Maturity</u> | <u>Interest Rate</u> |
|------------------------|---------------|-----------------|----------------------|
| GE Capital Retail Bank | \$ 73,390 | 3/19/2019 | 2.22% |
| GE Capital Retail Bank | \$ 72,677 | 3/19/2018 | 1.73% |

6. Future Major Repairs and Replacements

The Association's governing documents allow for the accumulation of funds for future major repairs and replacements. Accumulated funds are held in separate savings accounts and generally are not available for expenditures for operations.

Peak Resort Services provides the Association with a professionally prepared Capital Replacement Study. This study details all of the major components that make up the buildings and common elements, estimates for replacement costs and remaining useful lives of these components. Management and the Board of Managers use this comprehensive study to prepare budgets, propose assessments and plan for future major repairs. This document is in addition to the summary contained in these financial statements and is posted on the Lodge at Lionshead web-site.

The Association is funding for major repairs and replacements over the remaining useful lives of the components based on the study's estimates of current replacement costs and considering amounts previously accumulated in the Replacement Fund. The Replacement Fund assessments for the year ended April 30, 2016, were \$104,636 .

Amounts accumulated in the Replacement Fund may not be adequate to meet all future needs for the major repairs and replacements. If additional funds are needed, the Association has the right, subject to the Board's approval, to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

The Replacement Fund had a balance of \$484,821 at April 30, 2016.

Lodge at Lionshead I
(A Colorado Non-Profit Corporation)
Notes to the Financial Statements
April 30, 2016
(Continued)

7. Past Major Repairs and Replacements

During fiscal year 2007, the Association, together with Lionshead Phase II, entered into a contract with Evans Chaffee Construction Group (“ECCG”) to renovate certain common elements of each association and bring the buildings up to current building and fire safety codes. This project was completed and received final inspection approvals in August 2009. The aggregate contract value of total renovation costs among all participants was \$10,730,433, with approximately 45% or \$4,828,695 attributable to the Association.

8. Siding Issues

The Association was involved in a dispute regarding cracks in the siding and fascia materials that were installed during the major improvement project in 2007. The Association retained an attorney and commissioned an engineering study to determine the cause of the failure of some of these materials. The engineering study determined the cracking in the siding is the result of a material defect. The Association received \$112,500 and \$29,274 settlement payment during fiscal year 2015 and 2016. Additional compensation is expected at the end of the claims period in 2021, however the amount is unknown.

9. Subsequent Event

Management has evaluated subsequent events through June 30, 2016, the date these financial statements were available to be issued.

10. Concentration of Credit Risk

The Association’s cash balances held with financial institutions were insured by the Federal Deposit Insurance Corporation (the “FDIC”) at April 30, 2016 up to \$250,000. At April 30, 2016, the Association’s uninsured cash balances totaled \$38,160.

11. Special Assessment

The Association approved a special assessment of \$293,488 during the June 29, 2015 meeting. The assessment was levied on September 1, 2015. The proceeds will be used for the replacement of siding and fascia.

Lodge at Lionshead I
(A Colorado Non-Profit Corporation)
Comparison of Operating Fund Revenues and Expenses
Budget (Non-GAAP Basis) to Actual With Reconciliation to GAAP Basis
For the Year Ended April 30, 2016
(With Comparative Actuals for 2015)

| | <u>2016</u> | | Variance Positive (Negative) | <u>2015</u> |
|---------------------------------------|----------------|----------------|---|----------------|
| | <u>Budget</u> | <u>Actual</u> | | <u>Actual</u> |
| Revenues: | | | | |
| Assessments | 196,621 | 196,621 | - | 193,034 |
| Miscellaneous | - | 201 | 201 | 216 |
| Total Revenues | <u>196,621</u> | <u>196,822</u> | <u>201</u> | <u>193,250</u> |
| Expenses: | | | | |
| Building maintenance | 14,500 | 14,384 | 116 | 14,531 |
| Cable Television | 12,750 | 12,742 | 8 | 12,375 |
| C-3 expenses | 3,800 | 5,102 | (1,302) | 4,052 |
| Contingency | 100 | - | 100 | - |
| Common cleaning | 7,500 | 6,912 | 588 | 7,997 |
| Electricity | 14,000 | 13,160 | 840 | 13,162 |
| Employee Housing Costs | 2,500 | 1,798 | 702 | 3,816 |
| Fire Alarm & Sprinkler Test & Inspect | 2,860 | 2,985 | (125) | 2,860 |
| Gas - House meter | 13,000 | 8,877 | 4,123 | 11,221 |
| Gas - Pools, Site & Driveway | 13,500 | 8,755 | 4,745 | 12,353 |
| Insurance | 15,200 | 14,651 | 549 | 14,702 |
| Landscape maintenance | 9,500 | 7,063 | 2,437 | 8,338 |
| Management fee | 28,931 | 28,931 | - | 28,931 |
| Meeting expense | 1,800 | 1,333 | 467 | 1,192 |
| Internet service | 2,500 | 1,420 | 1,080 | 1,986 |
| Office | 750 | 913 | (163) | 778 |
| Professional fees | 3,930 | 3,985 | (55) | 3,680 |
| Maintenance man | 27,000 | 28,689 | (1,689) | 26,951 |
| Pool maintenance | 5,500 | 4,649 | 851 | 5,119 |
| Snow removal | 2,500 | 753 | 1,747 | 2,658 |
| Trash removal | 5,000 | 4,728 | 272 | 4,526 |
| Water and sewer | 9,500 | 11,694 | (2,194) | 10,194 |
| Total Expenses (Budget Basis) | <u>196,621</u> | <u>183,524</u> | <u>13,097</u> | <u>191,422</u> |
| Reconciliation to GAAP Basis: | | | | |
| Depreciation | | 1,044 | | 1,044 |
| Total Expenses (GAAP Basis) | | <u>184,568</u> | | <u>192,466</u> |

See Independent Accountant's Review Report.

Lodge at Lionshead I
(A Colorado Non-Profit Corporation)
Schedule of Replacement Fund Expenditures
For the Year Ended April 30, 2016 and 2015

| | 2016 | 2015 |
|-----------------------------------|----------------|---------------|
| Replacement Expenses: | | |
| Siding Replacement | | |
| Siding | 441,312 | - |
| Legal | 667 | 29,726 |
| Architectural/Engineering | 8,643 | 7,588 |
| Mock-Up | - | 2,906 |
| Document Modernization | 800 | 17,188 |
| Pool/Spas Equipment | 3,966 | 4,180 |
| Pool Railings | - | 2,650 |
| Miscellaneous Equipment | 2,088 | 2,530 |
| Income Taxes | 551 | - |
| Landscape | 1,992 | 1,383 |
| Mechanical Room | 6,687 | - |
| Mechanical Systems | - | 10,189 |
| Internet System | 450 | 9,860 |
| Management Fee | 2,399 | 1,542 |
| | 469,555 | 89,742 |
| Total Replacement Expenses | 469,555 | 89,742 |

See Independent Accountant's Review Report.

Lodge at Lionshead I
(A Colorado Non-Profit Corporation)
Schedule of Future Major Repairs and Replacements
April 30, 2016

Peak Resorts conducted a study to estimate the remaining useful lives and replacement costs of the components of common property. The study takes into account Peak Resorts previous experience with the property and is updated annually. The balance of the Replacement Fund has not been designated by the board for specific components of common property. The following table, based on the study, presents significant information about the components of common property.

| Components | Estimated Remaining Useful Lives (Years) | Estimated Current Replacement Costs | Components of Fund Balance at April 30, 2016 |
|---|---|--|---|
| Boilers/VFD Drives Site Snowmelt, Pool & Spas | 0 | 10,687 | - |
| Fitness Center | 0-20 | 22,826 | - |
| Boilers/House - Major Components | 0-25 | 165,598 | - |
| Pool/Heat Exchangers | 0-25 | 19,714 | - |
| Pool/ Lights | 0-27 | 46,175 | - |
| Pool/Auto Fills | 0-28 | 10,652 | - |
| Rekeying Exterior Locks | 0-28 | 18,938 | - |
| Painting/Exterior Doors | 1 | 4,954 | - |
| Fire Alarm Panel Replacement | 1-16 | 26,347 | - |
| Dumpster Building Doors | 1-21 | 18,166 | - |
| Hydronic Pumps/Site Snowmelt, Pool & Spas | 1-21 | 32,059 | - |
| Lighting/Exterior Emergency Back-up | 1-21 | 8,977 | - |
| Ski Lockers | 1-22 | 49,157 | - |
| Pool and Spa/Covers | 1-28 | 25,368 | - |
| Pool/Filters | 1-28 | 30,773 | - |
| Internet/In-room data port and wireless | 2 | 17,505 | - |
| Deck Membranes | 2-22 | 176,110 | - |
| Stairwell Carpeting & Nosings | 2-22 | 161,141 | - |
| Fire Alarm Devices | 2-24 | 182,489 | - |
| Pool/Pentair IntelliTouch Control System | 2-26 | 56,610 | - |
| Fire Sprinkler System Equipment | 2-27 | 71,301 | - |
| Pool/ Pumps | 2-29 | 97,978 | - |
| Fencing/Perimeter | 3-27 | 20,848 | - |
| Pool and Spas/Plaster & Tile | 3-27 | 77,952 | - |
| Unit #290 Renovation | 4 | 12,493 | - |
| Pool/Furniture | 4-16 | 46,292 | - |
| Bathrooms/Public | 4-24 | 94,749 | - |
| Flower Boxes | 4-28 | 27,098 | - |
| Laundry Room | 5-25 | 30,904 | - |
| Pool/Chemical Feeders | 5-26 | 4,560 | - |
| Painting & Stain/ Building Exterior | 5-29 | 494,538 | - |
| Boilers/Site Snowmelt, Pool & Spas | 6-21 | 152,718 | - |
| Fire Extinguishers and Cabinets | 6-21 | 15,271 | - |
| Lighting/Exterior Building Fixtures | 6-21 | 67,807 | - |
| Property Signage | 6-21 | 30,544 | - |
| Roof/Snow clips | 6-21 | 46,726 | - |
| Site Handrails | 6-21 | 25,962 | - |
| Deck Railings | 8 | 32,936 | - |
| Gutter and downspout Heat Trace | 9-29 | 81,223 | - |
| Lighting/Emergency Exit | 11 | 3,115 | - |
| Pool fencing | 11 | 30,453 | - |
| Roof/ Gutters & Downspouts | 11 | 20,314 | - |
| Walkway Pavers | 11 | 20,071 | - |
| Lighting/Site | 12 | 10,836 | - |
| Chimney Shrouds | 19 | 42,084 | - |
| Concrete Curbs, Gutters, walkways & carports | 21 | 63,250 | - |
| Concrete site stairs | 21 | 20,463 | - |
| Driveway and Entry Pavers | 21 | 92,643 | - |
| Roof Replacement | 21 | 366,478 | - |
| Totals | | <u><u>3,185,853</u></u> | <u><u>484,821</u></u> |

See Independent Accountant's Review Report.